148.0	0006	0012.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	692,800 / 692,800
					USE VALUE:	692,800 / 692,800
					ASSESSED:	692,800 / 692,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
15		FARMER RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	FLYNN JILLIAN E
Owner 2:	FLYNN SEAN P
Owner 3:	
Street 1:	15 FARMER RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	CIAMPA SYLVIA LUCILLE ETAL/TRS -
Owner 2:	CIAMPA FAMILY TRUST -
Street 1:	15 FARMER ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,065 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1925, having primarily Vinyl Exterior and 1440 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6065.000	291,000	1,500	400,300	692,800
Total Card	0.139	291,000	1,500	400,300	692,800
Total Parcel	0.139	291,000	1,500	400,300	692,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 481.11 | /Parcel: 481.1

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 97709

GIS Ref

GIS Ref

Insp Date 07/18/18

!11600!

PREVIOUS ASSESSMENT

Parcel ID 148.0-0006-0012.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	291,100	1500	6,065.	400,300	692,900	692,900	Year End Roll	12/18/2019
2019	101	FV	223,700	1600	6,065.	400,300	625,600	625,600	Year End Roll	1/3/2019
2018	101	FV	187,400	1600	6,065.	354,500	543,500	543,500	Year End Roll	12/20/2017
2017	101	FV	212,700	1600	6,065.	297,400	511,700	511,700	Year End Roll	1/3/2017
2016	101	FV	212,700	1600	6,065.	297,400	511,700	511,700	Year End	1/4/2016
2015	101	FV	207,300	1600	6,065.	257,300	466,200	466,200	Year End Roll	12/11/2014
2014	101	FV	207,300	1600	6,065.	248,800	457,700	457,700	Year End Roll	12/16/2013
2013	101	FV	207,300	1600	6,065.	236,700	445,600	445,600		12/13/2012

PRINT

Date	Time
12/11/20	01:44:49

LAST REV

Date	Time
08/20/18	13:28:46

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11600

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CIAMPA SYLVIA L	69570-168		7/7/2017	Change>Sale	570,000	No	No		
CIAMPA SYLVIA L	69109-239		4/6/2017	Convenience	1	No	No		
	15068-370		6/1/1983		85,000	No	No		Robert M Ciampa dod 11/18/2015

USER DEFINED

Prior Id # 1:	97709
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/8/2017	1007	Add Bath	39,000	C				kitch reno +add 1/

ACTIVITY INFORMATION

Date	Result	By	Name
7/18/2018	MEAS&NOTICE	CC	Chris C
2/14/2018	SQ Returned	MM	Mary M
10/22/2008	Meas/Inspect	355	PATRIOT
1/15/2000	Inspected	197	PATRIOT
12/1/1999	Measured	256	PATRIOT
7/12/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6065		Sq. Ft.	Site		0	70.	0.94	8			Easemen	-5					400,298						400,300	

Total AC/HA: 0.13923 | Total SF/SM: 6065 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 400,298 | Spl Credit | Total: 400,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	6 - Average		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	0.97029907
Adj $ / SQ:	163.738
Other Features:	82300
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	357465
Depreciation:	66489
Depreciated Total:	290977

COMMENTS

PDAS, OF=SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

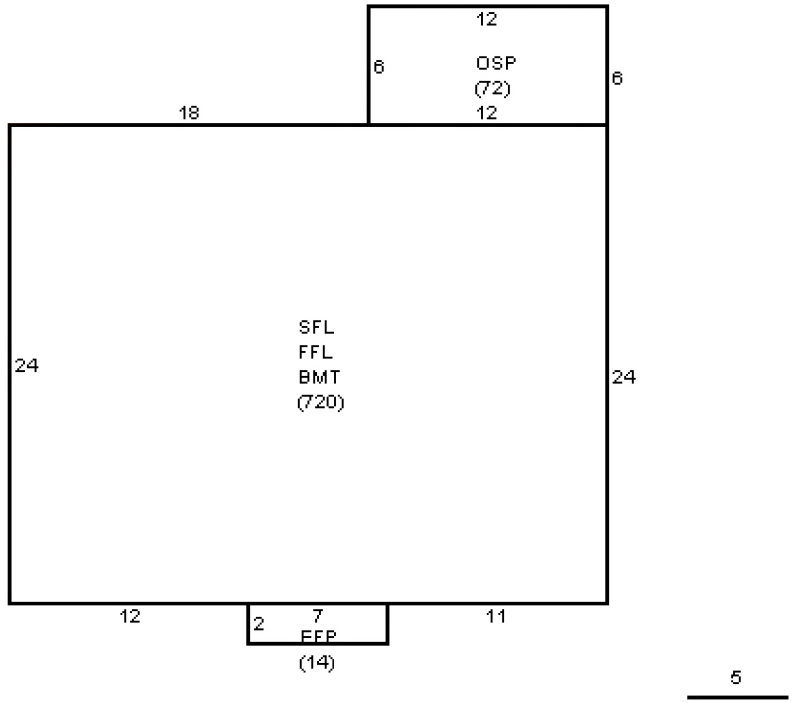
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	163.74
Special Features:	0	Val/Su Net:	129.56
Final Total:	291000	Val/Su SzAd	202.08

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	720	49.120	35,367
FFL	First Floor	720	163.740	117,891
SFL	Second Floor	720	163.740	117,891
OSP	Screen Porch	72	42.070	3,029
EFP	Enclos Porch	14	70.440	986

Net Sketched Area:	2,246			Total:	275,164
Size Ad	1440	Gross Are	2246	FinArea	1440

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

148.0-0006-0012.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
6	Carport	D	Y	1	10X16	A	AV	1970	15.31	T	39.2	101			1,500			1,500

More:	N	Total Yard Items:	1,500	Total Special Featues:		Total:	1,500